

**Planning and Zoning Commission Meeting Minutes
February 13, 2023**

A regular meeting of the City of Yuma Planning and Zoning Commission was held on Monday, February 13, 2023 at the City of Yuma Council Chambers, One City Plaza, Yuma, Arizona.

PLANNING AND ZONING COMMISSION MEMBERS present were Chairman Chris Hamel, Vice-Chairman Lorraine Arney and Commissioners Joshua Scott, and John Mahon. Commissioners Ashlie Pendleton, Branden Freeman and Edgar Olvera were absent.

STAFF MEMBERS present included Rodney Short, Deputy City Attorney; Emily Hart, Assistant City Attorney; Alyssa Linville, Director of Planning and Neighborhood Services; Robert Blevins, Principal Planner; Erika Peterson, Associate Planner and Lizbeth Sanchez, Administrative Specialist.

Chairman Chris Hamel called the meeting to order at 4:30 p.m., and noted there was a quorum present.

CONSENT CALENDAR

MINUTES – January 23, 2023

WITHDRAWALS BY APPLICANT – None

CONTINUANCES – None

APPROVALS – None

Motion by Arney, second by Scott to APPROVE the Consent Calendar as presented. Motion carried unanimously, (4-0) with three absent.

Action Items– None

Public Hearings –

ZONE-40827-2022: *This is a request by Dahl, Robins, and Associates, on behalf of Saguaro Desert Land, Inc., to rezone approximately 7 acres from the Agriculture (AG) District to the Medium Density Residential (R-2) District, for the property located at the northwest corner of E. 24th Street and S. Avenue 9E, Yuma, AZ.*

Alyssa Linville, Director of Planning and Neighborhood Services, summarized the staff report and recommended APPROVAL.

QUESTIONS FOR STAFF

None

PUBLIC COMMENT

None

Motion by Arney, second by Scott to APPROVE ZONE-40827-2022 as presented. Motion carried unanimously, (4-0) with three absent.

ZONE-40917-2022: *This is a request by Dahl, Robins, and Associates, on behalf of Yuma Real Estate, LLC, to rezone approximately 20 acres from the Agriculture (AG) District to the General Commercial/Aesthetic Overlay (B-2/AO) District, for the property located at the northeast corner of E. North Frontage Road and S. Avenue 3E, Yuma, AZ.*

Robert Blevins, Principal Planner, summarized the staff report and recommended APPROVAL.

QUESTIONS FOR STAFF

Vice-Chairman Arney stated that recently the Planning and Zoning commission heard a case regarding a proposed travel center in the same area and asked if this was the same project. **Blevins** clarified that this was a different project.

PUBLIC COMMENT

None

Motion by Scott, second by Mahon to APPROVE ZONE-40917-2022 as presented. Motion carried unanimously, (4-0) with three absent.

ZONE-40918-2022: *This is a request by Dahl, Robins & Associates, Inc. on behalf of Maha, LLC, to rezone approximately .87 acres from the Agriculture (AG) District to the Limited Commercial (B-1) District, for the property located at 2774 S. Avenue B, Yuma, AZ.*

Erika Peterson, Associate Planner, summarized the staff report and recommended APPROVAL.

QUESTIONS FOR STAFF

None

PUBLIC COMMENT

None

Motion by Scott, second by Mahon to APPROVE ZONE-40918-2022 as presented. Motion carried unanimously, (4-0) with three absent.

GP-40777-2022: *This is a General Plan Amendment request by Ibrahim Osman, P.E., on behalf of Bio Realty Group, LLC, to change the land use designation from Low Density Residential to Mixed Use for approximately 9.42 acres, for the properties located at 868 S. Avenue B and 920 S. Avenue B, Yuma, AZ.*

Erika Peterson, Associate Planner, summarized the staff report and recommended APPROVAL.

QUESTIONS FOR STAFF

None

PUBLIC COMMENT

None

Motion by Arney, second by Mahon to APPROVE GP-40777-2022 as presented. Motion carried unanimously, (4-0) with three absent.

ZONE-40751-2022: *This is a request by Colvin Engineering, on behalf of Hardknocks Limited Partnership, to rezone approximately 10 acres from the Low Density Residential (R-1-40) District to the Recreational Vehicle Subdivision (RVS) District. These properties are located between 36th Street and 40th Street, west of Avenue 10E, Yuma, AZ.*

Alyssa Linville, Director of Planning and Neighborhood Services, summarized the staff report and recommended APPROVAL.

QUESTIONS FOR STAFF

Arney mentioned that a similar request was presented to the Planning and Zoning commission in the past and asked if these properties were included in the previous rezone request. **Linville** clarified that the commission had approved a different rezone request for the neighboring properties.

PUBLIC COMMENT

None

Motion by Scott, second by Arney to APPROVE ZONE-40751-2022 as presented. Motion carried unanimously, (4-0) with three absent.

INFORMATION ITEMS

Staff

None

Commission

None

Public

None

ADJOURNMENT

Hamel adjourned the meeting at 4:54 p.m

Minutes approved this 27 day of February, 2023



Chairman